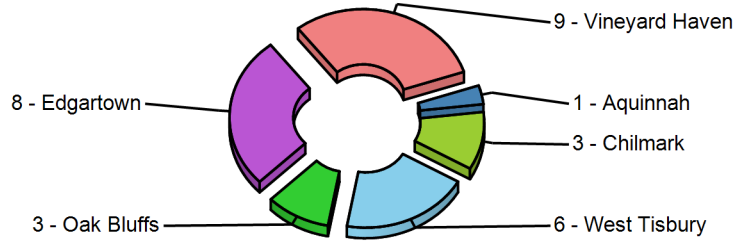
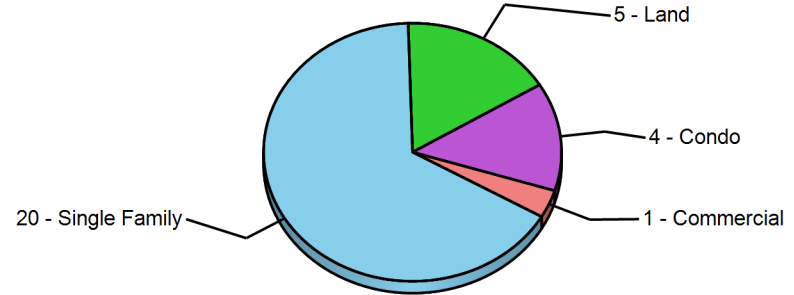


**Properties Sold By Area**



**Properties Sold By Type**



# LINK Martha's Vineyard

## Sales History For April 2011

Wednesday, May 11, 2011

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
1F	\$255,000	Vineyard Haven - 108 North William	Tulin	Doyle	4/3/2011	\$255,000	100.00 %	\$350,600	72.73 %
1F	\$264,900	Oak Bluffs - 38 Pinewood Lane	FNMA	Culpepper	4/29/2011	\$264,900	100.00 %	\$258,400	102.51 %
1F	\$295,000	Vineyard Haven - 36 Paula Avenue	Smith	Thompson	4/19/2011	\$335,000	88.05 %	\$365,500	80.71 %
1F	\$320,500	Oak Bluffs - 10 Roberts Way	Aloisi	Bouchard	4/29/2011	\$349,500	91.70 %	\$400,000	80.12 %
Cnd	\$325,000	Edgartown - 459 Katama Rd # A-3	Bank of America	Delloro	4/22/2011	\$325,000	100.00 %		
1F	\$340,000	West Tisbury - 39 Pin Oak Circle #	Bank	Chaunce	4/29/2011	\$340,000	100.00 %	\$292,200	
1F	\$385,000	Edgartown - 25 Boylston Drive	JOHNSON	Cleary	4/15/2011	\$450,000	85.55 %	\$482,000	79.87 %
1F	\$395,000	Vineyard Haven - 306 Daggett Avenue	Estate of Doris Low	Davey	4/25/2011	\$410,000	96.34 %	\$532,700	74.15 %
1F	\$403,250	Aquinnah - 23 Lighthouse Road	Owl Realty Trust	Kolm	4/19/2011	\$429,000	93.99 %	\$1,029,500	39.16 %
1F	\$443,638	West Tisbury - 39 Pin Oak Circle	Kurth (FCL)	FNMA	4/22/2011	\$443,638	100.00 %	\$292,200	151.82 %
1F	\$468,000	Edgartown - 55 Teaberry Lane	HARRIS, Estate of	Sklar	4/1/2011	\$499,000	93.78 %	\$527,000	88.80 %
Cnd	\$512,500	Edgartown - 9 Kane Lane # K6	MURPHY ET AL	Mason	4/22/2011	\$550,000	93.18 %	\$572,000	89.59 %
Cnd	\$550,000	Vineyard Haven - 122 Cove Road # 11	Earl	Hart	4/29/2011	\$575,000	95.65 %	\$581,500	94.58 %
Cnd	\$570,000	Vineyard Haven - 264 Sandpiper Lane # Unit 10	Williams	Kudish	4/11/2011	\$589,000	96.77 %	\$633,200	90.01 %
1F	\$590,000	Oak Bluffs - 76 Meadow View Road	Shrive	Saint	4/28/2011	\$622,500	94.77 %	\$592,500	99.57 %
1F	\$642,500	West Tisbury - 73 Stone Bridge Road	KROEHNKE	Forte	4/19/2011	\$825,000	77.87 %	\$1,007,500	63.77 %
1F	\$650,000	Vineyard Haven - 29 Mud Puddle Road	DeSouza(FCL)	Bank of America	4/22/2011	\$650,000	100.00 %	\$577,900	112.47 %
1F	\$700,000	Edgartown - 45 Crocker Drive	Cavallo	Scott	4/21/2011	\$755,000	92.71 %	\$673,600	103.91 %
1F	\$760,000	West Tisbury - 47 Stone Bridge Road	Zierler	Berini	4/22/2011	\$799,000	95.11 %	\$907,200	83.77 %
1F	\$810,000	West Tisbury - 77 Vineyard Meadow Farm Road	WOESSNER - FREEMAN	Jamieson	4/29/2011	\$895,000	90.50 %	\$961,700	84.22 %
1F	\$915,000	Edgartown - 103 Martha's Road	Upham	Bull	4/22/2011	\$999,000	91.59 %	\$869,600	105.22 %
1F	\$986,000	Vineyard Haven - 21 Woodlawn Avenue	Reiter	Lyons	4/7/2011	\$1,199,000	82.23 %	\$971,300	101.51 %
1F	\$1,621,000	Chilmark - 79 Quansoo Road	Bingaman	Osterman	4/14/2011	\$1,699,999	95.35 %	\$1,570,100	103.24 %
1F	\$1,665,000	Vineyard Haven - 137 & 139 Main Street	Heckscher	Vineyard Haven Captains House LLC	4/26/2011	\$1,695,000	98.23 %	\$1,858,600	89.58 %
<b>24</b>	<b>\$14,867,288</b>	<b>Avg Selling Price: \$619,470</b>					<b>93.89 %</b>		<b>90.51 %</b>
<b>Land</b>									
L	\$266,000	West Tisbury - 23 Fourth Street	23 Stoney Hill Realty Trust	Elwell	4/6/2011	\$275,000	96.72 %	\$337,000	78.93 %
L	\$450,000	Chilmark - 0 Hancock Beach	Lockhart	Altman	4/25/2011	\$450,000	100.00 %		
L	\$450,000	Chilmark - 143 Quenames Road	Walton	Husid	4/6/2011	\$450,000	100.00 %	\$240,000	187.50 %
L	\$495,000	Edgartown - 22 West Street	West	Falcon	4/4/2011	\$500,000	99.00 %	\$436,200	113.48 %
L	\$965,000	Edgartown - 29 Pierce Lane	Hunt	Saint Andrews Associates	4/1/2011	\$965,000	100.00 %	\$706,300	136.62 %
<b>5</b>	<b>\$2,626,000</b>	<b>Avg Selling Price: \$525,200</b>					<b>99.15 %</b>		<b>129.13 %</b>
<b>Commercial</b>									
Com	\$152,500	Vineyard Haven - 46 Greenwood Avenue	Reiter	Gomez	4/27/2011	\$162,500	93.84 %	\$251,000	60.75 %
<b>1</b>	<b>\$152,500</b>	<b>Avg Selling Price: \$152,500</b>					<b>93.85 %</b>		<b>60.75 %</b>
<b>Report Totals</b>									
<b>30</b>	<b>\$17,645,788</b>	<b>Avg Selling Price: \$588,193</b>					<b>94.77 %</b>		<b>95.13 %</b>